



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman David Pavliska
Vice Chair Jennifer Henderson
Alternate Vice Chair Greg Rabaey
Commissioner Stacie Bryan
Commissioner Casey Clawson
Commissioner Paul Emerson
Commissioner Jennifer Sellers
Commissioner Rob Wendt

Wednesday, August 5, 2020

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL MEETING TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. CITIZEN COMMUNICATION

[Pursuant to Texas Government Code, Section 551.007 which allows the public to speak for a total of three (3) minutes on any of the agenda items listed below - excluding any executive sessions.]

E. APPROVAL OF MINUTES:

- E.1 [PZ-2020-088](#) Consider approval of the minutes for the July 15, 2020, Planning and Zoning Commission meeting.

F. ZONING:

- F.1 [PZ-2020-089](#) Consider public testimony regarding, and a recommendation concerning the request filed by The Tynan Law Firm, on behalf of the property owner, Frank E. Martin III, Executor of the Estate of Ardelia Ellen Stark, for approval of the rezoning of 47.54 acres of land from SF-R (Single-Family Rural) to Planned Unit Development (PUD) to be known as the Urbana at Meadow Lake PUD, generally located southwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd. Case No. ZON2006-002

- F.2 [PZ-2020-090](#) Consider public testimony regarding, and a recommendation concerning the request filed by Randall Jones & Associates Engineering, Inc., on behalf of the property owner, JSL North Investments, LLC, for approval of the rezoning of 161.46 acres of land to the following zoning districts: SF-3 (Single-Family Mixed Lot); TF (Two Family); MF-2 (Multi-Family); MF-1 (Multi-Family/Low Density); and C1-a (General Commercial Limited), generally located West of SH 130; north side of University Blvd. Case No. ZON2007-002

G. STAFF REPORT:

- G.1 [PZ-2020-091](#) Consider an update regarding Council actions related to Planning and Zoning items.

H. ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Texas Government Code:

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Commission Meeting was posted on the 30th day of July 2020 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Meagan Spinks, Deputy City Clerk



City of Round Rock

Meeting Minutes - Draft Planning and Zoning Commission

Wednesday, July 15, 2020

CALL MEETING TO ORDER

The Planning and Zoning Commission for the City of Round Rock met in regular session on Wednesday, July 15, 2020 in the City Council Chambers, located at 221 E. Main Street, Round Rock. Chairman Pavliska called the session to order at 6:17 PM.

ROLL CALL

Present	7 - Chairman David Pavliska Vice Chair Jennifer Henderson Alternate Vice Chair Greg Rabaey Commissioner Stacie Bryan Commissioner Casey Clawson Commissioner Jennifer Sellers Commissioner Rob Wendt
Absent	1 - Commissioner Paul Emerson

PLEDGES OF ALLEGIANCE

*Chairman Pavliska led the following Pledges of Allegiance:
United States
Texas*

CITIZEN COMMUNICATION

There were no citizens wishing to speak.

APPROVAL OF MINUTES:

E.1 [PZ-2020-078](#) Consider approval of the minutes for the June 17, 2020, Planning and Zoning Commission meeting.

A motion was made by Vice Chair Henderson, seconded by Commissioner Bryan, to approve the minutes as presented. The motion carried by the following vote:

Aye: 7 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 1 - Commissioner Emerson

PLATTING:

F.1 [PZ-2020-079](#)

Consider approval of the Replat of University Village Section 4, Lot 5, Block C, generally located on the northwest corner of Campus Village Dr. and Zodiac Ln. Case No. FP2006-001

Caitlyn Reeves, Planner, made the staff presentation.

A motion was made by Alternate Vice Chair Rabaey, seconded by Commissioner Wendt, to approve the Replat. The motion carried by the following vote:

Aye: 7 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 1 - Commissioner Emerson

F.2 [PZ-2020-080](#)

Consider approval of the Integrated Senior Living Preliminary Plat, generally located southwest of the intersection of Orion St. and University Blvd. Case No. PP2006-001

Juan Enriquez, Planner, made the staff presentation.

A motion was made by Commissioner Wendt, seconded by Commissioner Clawson, to approve the Plat with conditions. The motion carried by the following vote:

Aye: 7 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 1 - Commissioner Emerson

F.3 [PZ-2020-081](#) Consider approval of the Integrated Senior Living Final Plat, generally located southwest of the intersection of Orion St. and University Blvd. Case No. FP2006-002

Juan Enriquez, Planner, made the staff presentation.

A motion was made by Commissioner Clawson, seconded by Alternate Vice Chair Rabaey, to approve the Plat with conditions. The motion carried by the following vote:

- Aye:** 7 - Chairman Pavliska
 Vice Chair Henderson
 Alternate Vice Chair Rabaey
 Commissioner Bryan
 Commissioner Clawson
 Commissioner Sellers
 Commissioner Wendt

Nay: 0

Absent: 1 - Commissioner Emerson

F.4 [PZ-2020-082](#) Consider approval of the University Heights Phase 1 Final Plat, generally located north of University Blvd., east of CR 110. Case No. FP2005-004

Juan Enriquez, Planner, made the staff presentation.

A motion was made by Commissioner Bryan, seconded by Alternate Vice Chair Rabaey, to approve the Plat with conditions. The motion carried by the following vote:

- Aye:** 7 - Chairman Pavliska
 Vice Chair Henderson
 Alternate Vice Chair Rabaey
 Commissioner Bryan
 Commissioner Clawson
 Commissioner Sellers
 Commissioner Wendt

Nay: 0

Absent: 1 - Commissioner Emerson

F.5 [PZ-2020-083](#) Consider approval of the the University Heights Phase 10 Final Plat, generally located on the northeast corner of University Blvd. and CR 110. Case No. FP2006-003

Juan Enriquez, Planner made the staff presentation.

A motion was made by Commissioner Clawson, seconded by Commissioner Sellers, to approve the Plat with conditions. The motion carried by the following vote:

Aye: 7 - Chairman Pavliska
 Vice Chair Henderson
 Alternate Vice Chair Rabaey
 Commissioner Bryan
 Commissioner Clawson
 Commissioner Sellers
 Commissioner Wendt

Nay: 0

Absent: 1 - Commissioner Emerson

CODE AMENDMENTS

G.1 [PZ-2020-084](#)

Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances Chapter 2, Article III, Section 2-26 - Residential Lot and Building Dimensional Standards, to revise the rear and side setbacks for accessory buildings in the SF-1 (Single Family - Large Lot), SF-2 (Single Family - Standard Lot) and SF-3 (Single Family - Mixed Lot) zoning districts. Case No. AM2006-001

Clyde Von Rosenberg made the staff presentation.

Chairman Pavliska opened the hearing for public testimony. There being none, the public hearing was closed.

A motion was made by Commissioner Clawson, seconded by Vice Chair Henderson, to approve the Code Amendment Recommendation. The motion carried by the following vote:

Aye: 4 - Chairman Pavliska
 Vice Chair Henderson
 Commissioner Clawson
 Commissioner Wendt

Nay: 3 - Alternate Vice Chair Rabaey
 Commissioner Bryan
 Commissioner Sellers

Absent: 1 - Commissioner Emerson

G.2 [PZ-2020-085](#)

Consider public testimony regarding a proposed amendment to the City of Round Rock Code of Ordinances Chapter 1, Article II - Definitions to revise 'Dwelling Unit'. Case No. AM2005-001

Clyde Von Rosenberg made the staff presentation.

Chairman Pavliska opened the hearing for public testimony. David Glenn, 8140 Exchange Drive, Austin, spoke regarding the proposed amendment. There being no further testimony, the public hearing was closed.

- G.3** [PZ-2020-087](#) Consider a discussion regarding housing in single family neighborhoods designed to contain a second living area and options for defining and regulating second dwelling units.

Clyde Von Rosenberg made the staff presentation.

STAFF REPORT:

- H.1** [PZ-2020-086](#) Consider an update regarding Council actions related to Planning and Zoning items.

Brad Wiseman, Planning and Development Services Director made the staff presentation.

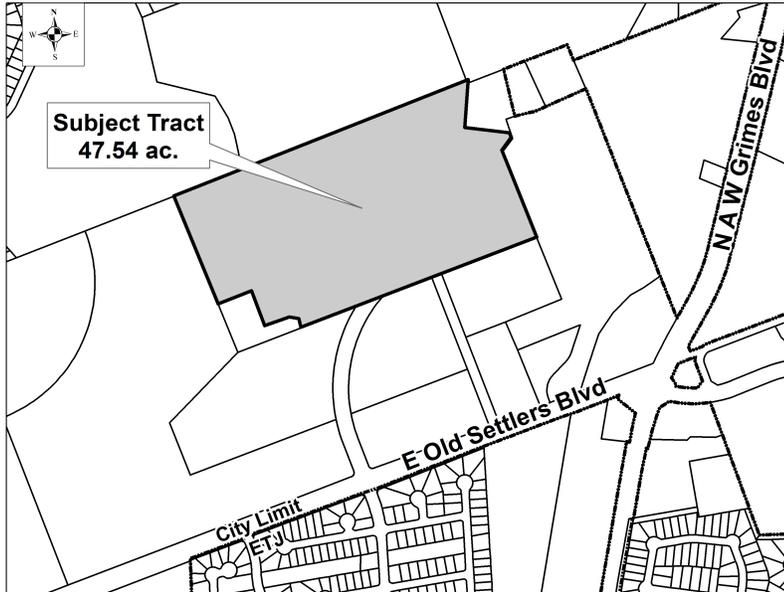
ADJOURNMENT

There being no further business, Chairman Pavliska adjourned the meeting at 7:32 PM.

Respectfully Submitted,

Sara L. White, City Clerk

**Urbana at Meadow Lake PUD
ZONING ZON2006-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a rezoning from SF-R to PUD

ZONING AT TIME OF APPLICATION: SF-R (Single Family - Rural)

DESCRIPTION: 47.54 acres out of the George W. Glasscock Survey, Abstract No. 267

CURRENT USE OF PROPERTY: single family rural

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

- North: vacant - PUD No. 84
- South: PUD No. 117 - single family common lot
- East: PUD No. 73 - senior multifamily
- West: Meadow Lake - SF-2 and OS

PROPOSED LAND USE: single family detached and attached housing on a common lot

TOTAL ACREAGE: 47.54

Owner:
Estate of Ardelia Ellen Stark
Frank E. Martin III, Executor

Agent:
The Tynan Law Firm
Matthew W. Tynan
1801 East 51st St., #365-105
Austin, TX 78723

P.O. Box 1403
Round Rock, TX 78680

**Urbana at Meadow Lake PUD
ZONING ZON2006-002**

HISTORY: The property was annexed into the City in 2004 and has been zoned SF-R (Single Family – Rural) since that time.

DATE OF REVIEW: August 5, 2020

LOCATION: Northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated for residential use on the 2030 Future Land Use Map.

Traffic, Access, and Roads: The property is currently provided public access via the stub out of Bluff's Landing Way. The Concept Plan indicates that Bluff's Landing Way will be extended into the property, connecting with an extension of College Park Drive.

Proposed Development: The project proposes single family detached and single family attached dwelling units on a common lot. The units are to be arranged around a common drive aisle and parking area, similar to the layout of an apartment complex. There will be a maximum of 280 total dwelling units, of which 60% may be attached. Also included will be a commercial leasing and/or management center and amenities for the residents.

Additional Considerations:

- Buildings will be a maximum of two stories in height and will have two design features on the upper floors that face any public or private drive. The building types and colors will also be varied.
- At least 50% of the required parking will be covered or in garages, with at least 25% in garages.
- Landscaping will be required throughout the site.
- At least 8 amenities will be provided, including a dog park and at least two other amenities on each side of College Park Boulevard.
- Part of the site containing floodplain will be dedicated as park land.

RECOMMENDED MOTION:

Staff recommends approval of the PUD (Planned Unit Development) for single family detached and single family attached dwelling units on a common lot.



**Subject Tract
51.54 ac.**

**City Limit
ETJ**

E Old Settlers Blvd

N W Grimes Blvd



II. DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as “the Code.”

2. PROPERTY

This Plan covers approximately 47.54 acres of land, more particularly described in **Exhibit “A” – Property Description.**

3. PURPOSE

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighborhood properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse) zoning district**, as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2 Other Ordinances

All other Ordinances within the Code, as applicable and amended, shall apply to the property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. PROJECT OVERVIEW

5.1 Concept Plan

The Concept Plan required by Chapter 10, Article V, Section 10-26 of the Code is contained in **Exhibit “B” – Concept Plan.** The Concept Plan contains the parent tract of 51.54 acres.

5.2 Permitted Uses

- 1) Single family detached or single family attached dwelling units, on a common lot.
- 2) A maximum of 280 dwelling units.
- 3) A maximum of 60% of the total number of units may consist of single family attached units.
- 4) A commercial leasing and/or management center.
- 5) Drive aisles, garages and parking areas, both covered and uncovered.
- 6) Amenities, as described in Section 6.6.
- 7) The layout of the development shall substantially conform with **Exhibit “C” - Typical Layout.**

5.3 Transportation

College Park Drive and Bluffs Landing Way shall be extended through the property, as indicated on **Exhibit ‘B’ – Concept Plan.** The approval of a Traffic Impact Assessment (TIA) or the waiver of the TIA will be required prior to the submittal of the application for a preliminary plat for the property.

6. DEVELOPMENT STANDARDS

6.1 Exterior Design Elements

- 1) The following design elements shall be exhibited across the development:
 - a) No more than three building types shall be repeated in a row with the same orientation.
 - b) No more than two adjacent buildings shall share the same color scheme.
- 2) One of the following design elements will be implemented on the upper floor elevations of multi-story units facing any public or private drive on the property:
 - a) Shutters
 - b) Awning or shed roofs
 - c) Box windows
- 3) One design feature from the following list shall be required on the upper floor elevations of multi-story units facing any public or private drive on the property:
 - a) Two unique roof eave lines
 - b) Dormer
 - c) Two unique wall planes
 - d) Two unique material patterns or colors

6.2 Fencing

- 1) *Yards.* Any dwelling unit fencing shall be constructed of any of the following materials, individually or in combination; brick, stone, reinforced concrete,

decorative masonry, wrought iron, tubular steel, redwood or cedar with a picket size of 1" x 6" (nominal) with metal posts and treated rails, or other equivalent material approved by the Zoning Administrator. The typical use and location of yard fencing is depicted on **Exhibit "C" – Typical Layout**.

- 2) *Pools*. Swimming pool fencing shall be view fencing of 4-feet in height, with masonry columns at every 100 linear feet on center. The typical use and location of pool view fencing is depicted on **Exhibit "C" – Typical Layout**.
- 3) *Perimeter*. The location and types of required perimeter fencing are indicated on **Exhibit "D" – Perimeter Fencing**. The types of fencing are:
 - a) 6-foot masonry wall, in compliance Section 4-30 – Subdivision Walls of the Code.
 - b) 6-foot view fencing, with masonry columns at every 100 linear feet on center.

6.3 Building Setbacks & Height Limits

- 1) The setbacks for primary buildings for any lot on which multiple residential units are located shall be:
 - a) 10' from public open space or parkland
 - b) 15' from any unit abutting any property with a residential zoning designation
 - c) 10' minimum between buildings
 - d) All required setbacks shall be free from any encroachments, including but not limited to, eaves, roof overhangs, bay windows, and fireplaces. Air conditioning units and other similar ground-mounted equipment are exempt from this requirement.
- 2) All primary buildings shall be limited to a height of not greater than two (2) stories.

6.4 Parking

- 1) Parking requirements shall be:
 - a) 1.5 per 1-bedroom unit;
 - b) 2 per 2-bedroom unit;
 - c) 2.5 per 3+ bedroom unit; and
 - d) Additional 5 percent of total number of required spaces
- 2) No less than 50 percent of the required residential parking shall be covered or in garages, and no less than 25 percent of all required residential parking shall be in garages
- 3) No parking shall be permitted in any street yard.
- 4) If a flat roof is installed as a canopy for covered parking it shall have a minimum six-inch wide decorative banding.

- 5) Detached garages shall not be placed in conflict with pedestrian access to adjacent drive aisles from the front of any residence, as shown on **Exhibit “C”**.

6.5 Sidewalks

- 1) Internal walkways consisting of 38” wide sidewalks shall provide access from the front door of each unit to the parking described in Section 6.5, as depicted on **Exhibit “C”**.
- 2) Sidewalks along public roadways are depicted on **Exhibit “E”**:
 - a) College Park Drive:
 - i. 8-foot wide sidewalk along any ultimate southbound lanes constructed, along the western edge
 - ii. 6-foot wide sidewalk along any ultimate northbound lanes constructed along the eastern edge
 - b) Bluff’s Landing Way
 - i. 4-foot wide sidewalk along both sides of the roadway

6.6 Amenities

- 1) A minimum of eight (8) total amenities from the list below shall be included on the property and made available to residents.
 - a) Playground equipment;
 - b) Programmed dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet; and
 - c) Dog wash station;
 - d) Private fitness facility*;
 - e) Hike and bike trails;
 - f) Bike rack and repair station;
 - g) Picnic area, to contain no fewer than two tables and two cooking grills;
 - h) Swimming pool;
 - i) Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be integrated into a single device), available for resident use*;
 - j) Lending library*;
 - k) Tennis court;
 - l) Basketball court;
 - m) Volleyball court;
 - n) Kitchen available for resident use*;
 - o) Social room available for resident use*;

*These amenities may be within the amenity center and each one qualifies toward the amenity requirement.

- 2) Repetition of any amenity listed in Section (1) above shall be considered and counted as a separate inclusion for the purpose of the meeting the numerical requirements of this plan.
- 3) Distribution of amenities shall be balanced across the property and shall comply with the following provisions:
 - a) A dog park satisfying the criteria of Section (1)(b) shall be located on each side of College Park Boulevard; and
 - b) At least two (2) additional amenities listed in Section (1) shall be placed on either side of College Park Boulevard.

6.7 Landscaping and Screening

- 1) All applicable requirements for landscaping found in Section 8-10 of the Code shall apply, with the following exception:
 - a) Section 8-10 (h) – Foundation treatment by zoning district is replaced with:
 - i. *Landscape Planting*. The area used for plantings shall include the entirety of the unpaved areas surrounding and between the buildings, except that only Ornamental Trees may be planted within an enclosed private rear yard intended for the resident’s sole use. A minimum number of landscape planting points (LPP) must be provided based on the site layout and the specifications set forth below.
 - ii. Notwithstanding the requirements of the Tree Technical Manual, large species trees used to meet the landscape planting requirements may be planted closer than 30 feet to a building, but in no event closer than 12 from a building.
 - iii. Landscape planting points (LPP) shall be calculated as measured by the linear footage of the unpaved area(s) surrounding the exterior facades of the buildings, excluding any facades within an enclosed private rear yard intended for the resident’s sole use. Calculate the LPP by multiplying the linear footage by two (2). For example, a 50 linear foot façade will require 100 LPP.
 - iv. Landscape planting point credits shall be achieved by providing a combination of no less than two (2) of the following elements:

<u>Planting Element</u>	<u>Landscape Planting Points (LPP)</u>
Large Species Tree (including Shade Trees)	30 points per tree measuring between 3 and 6 caliper inches; 60 points per tree measuring in excess of 6 caliper inches
Preserved in Place Trees	100 points per tree
Ornamental Tree	15 points
Large Species Shrub	5 points

Small Species Shrub	3 points
Groundcover planting	2 points per square foot
Decorative groundcover	1 point per square foot
Perennials and annuals	0.5 points per square foot

- 2) All applicable requirements for screening from public view in Section 8-40 of the Code shall apply, with the following exceptions:
 - a) Ground mounted air conditioning units for individual living units are exempt from screening;
 - b) Except for the side which contains the service door, ground mounted electric transformers shall be screened with Large Species Shrubs (3-gallon or 5-gallon size) in a 3-foot wide bed (minimum), mulch, irrigation and edging. When feasible, screening of the service door side at a distance of 6 feet is required. Minor modifications of this screening requirement may be made if the utility provider disapproves for safety reasons.
- 3) All development areas which include turf shall utilize drought tolerant species of permanent grasses as defined by the Code.
- 4) Plant species utilized through the Property shall be of a native or adapted species.
- 5) A private association or management company for the property will be established or retained for the maintenance of any landscape and irrigation of common areas and private yards, as well as for all community signage, walls, fencing, medians, and common open spaces.

7. PARKLAND DEDICATION

The parkland dedication requirement contained in Part III, Chapter 4, Article V, Section 4 of the Code shall be met by the dedication to the City of the portion of the property containing 100-year floodplain, as indicated on **Exhibit “B” – Concept Plan**.

8. CHANGES TO DEVELOPMENT PLAN

8.1 Minor Changes

Minor changes to the Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services and the City Attorney.

8.2 Major Changes

All changes not permitted by the section above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

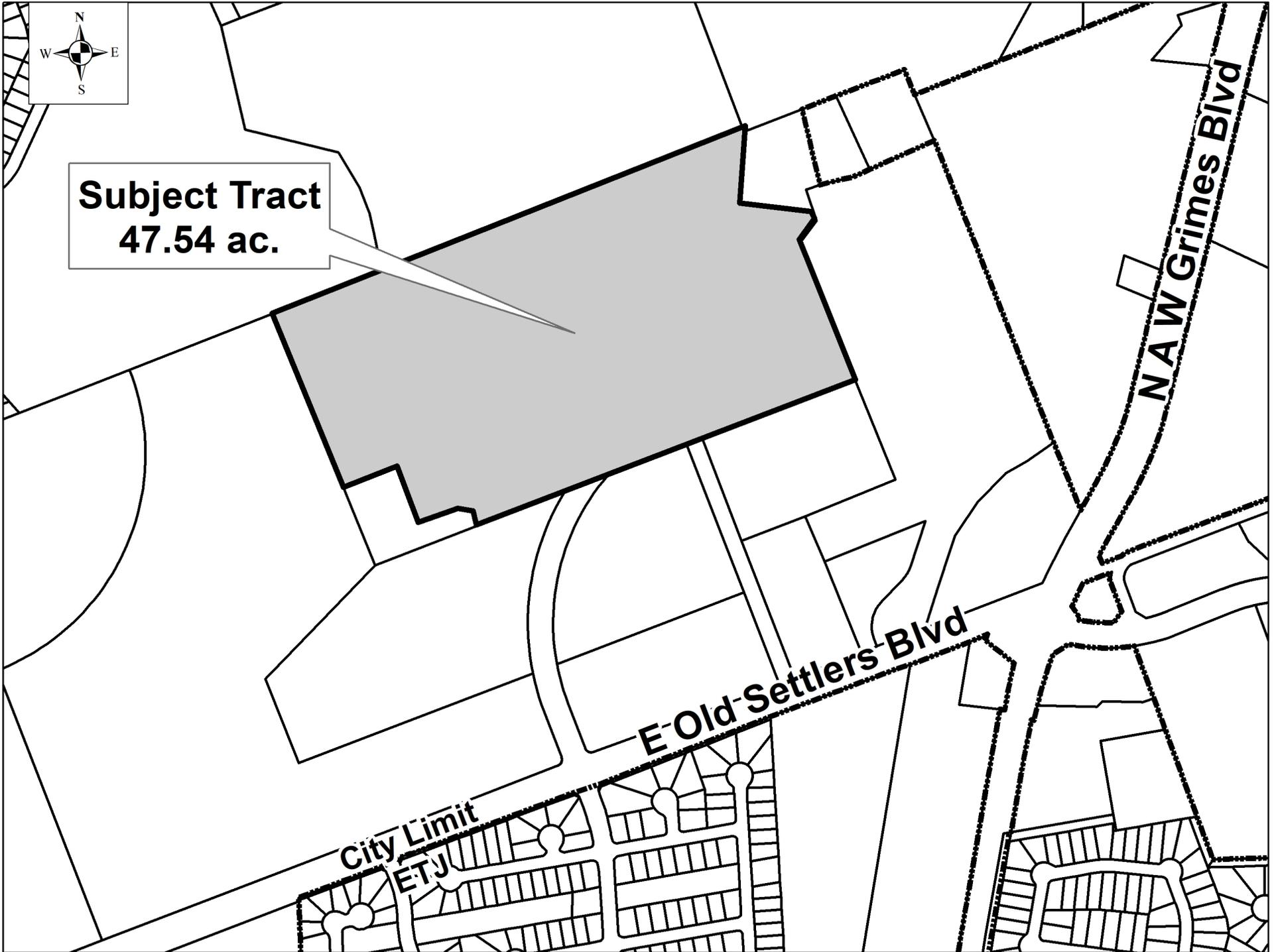
Exhibit “A” Property Description

Exhibit “B” Concept Plan

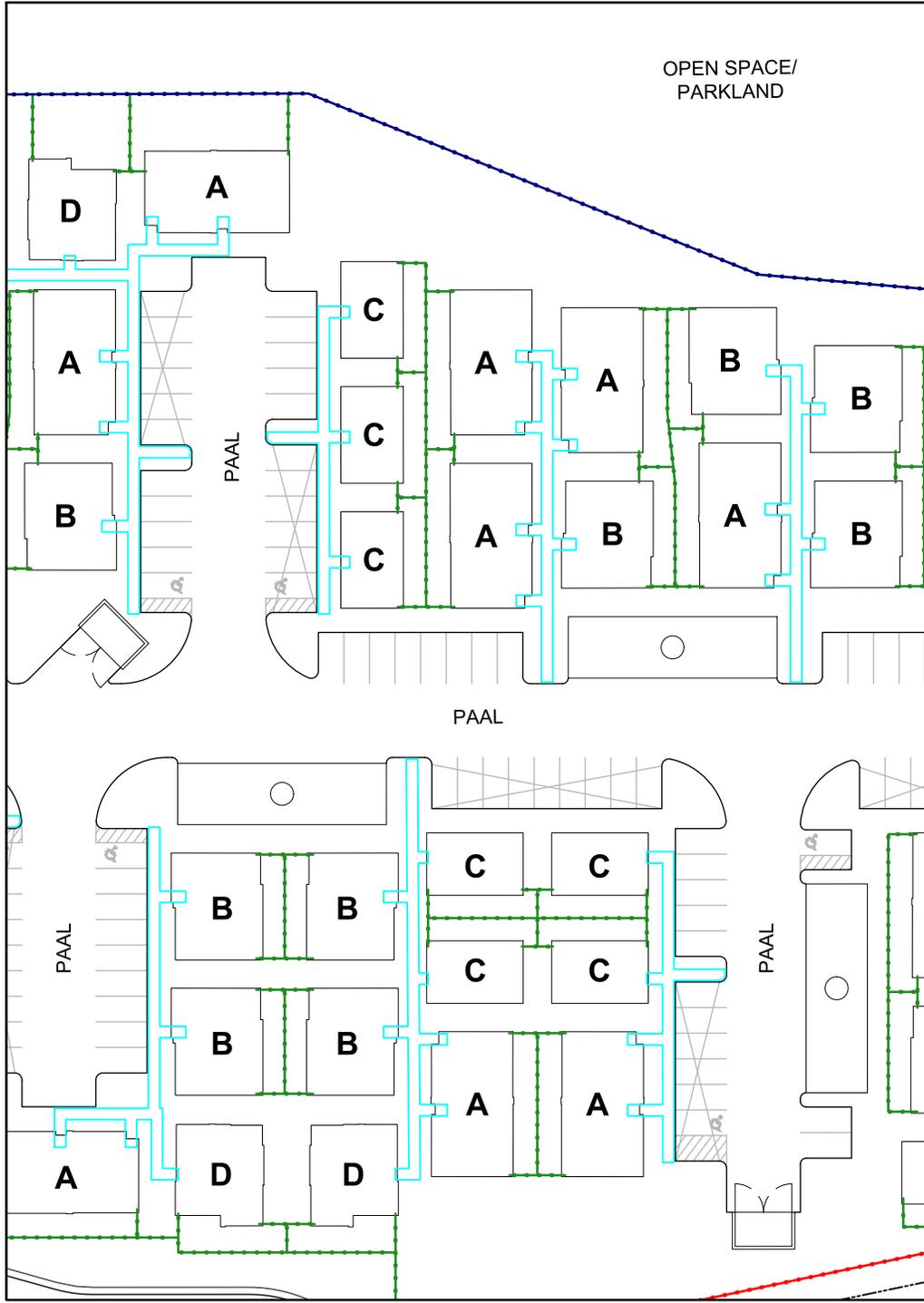
Exhibit “C” Typical Layout

Exhibit “D” Perimeter Fencing

Exhibit “E” Sidewalk Plan



Drawing: L:\PROJECT\Urban Moment\URB20002 - Meadow Lake\CAD\Exhibits\Meadow Lake - Typical Layout Exh C



TYPICAL LAYOUT



PLAN LEGEND

- TRACT BOUNDARY
- - - ADJACENT PROPERTY BOUNDARY
- - - RIGHT-OF-WAY
- FACE OF CURB
- INTERNAL 38" SIDEWALK
- SUBDIVISION WALL
- PERIMETER VIEW FENCE
- YARD FENCE
- POOL VIEW FENCE
- PAAL PARKING AND ACCESS LANE

PAAL



GARAGE



COVERED PARKING

LIVING UNITS



A



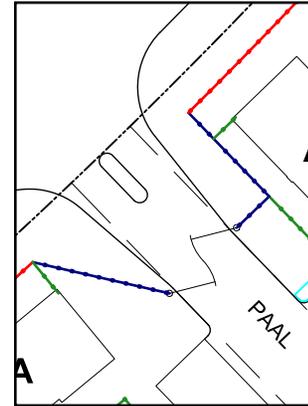
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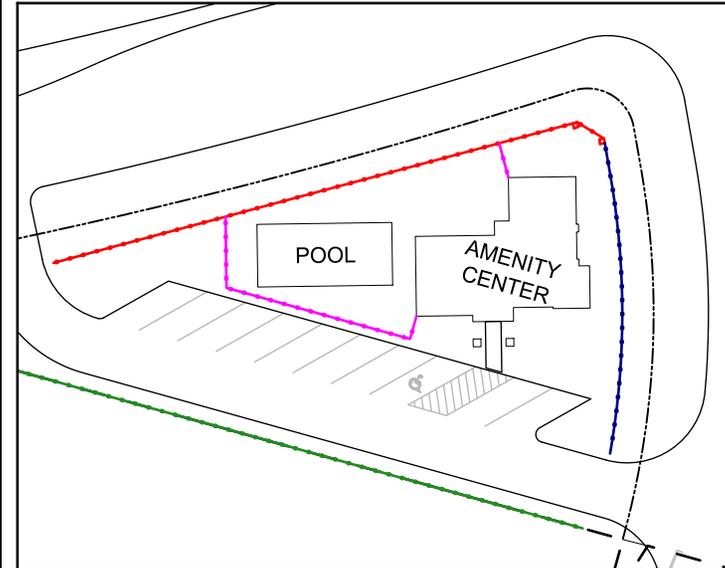
C



D



TYPICAL DRIVE ENTRY



POOL LOCATION AND FENCE (CONCEPT)

ATLANTIC URBANA
HOLDINGS, LLC

345 E CONGRESS ST., #201
TUSCON, AZ 85701

TYPICAL LAYOUT

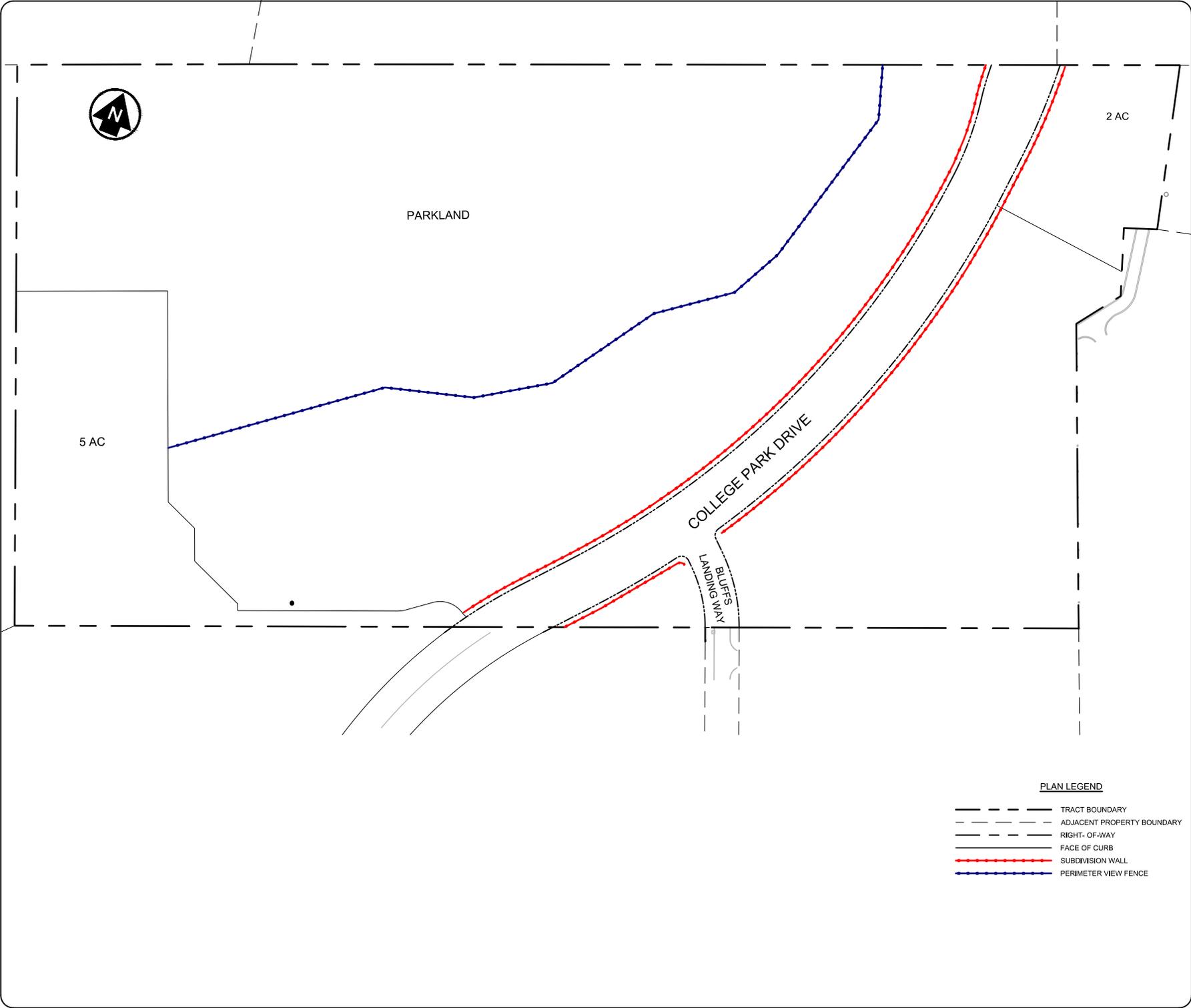
MEADOW LAKE

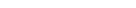
ROUND ROCK, WILLIAMSON COUNTY,
TEXAS

EXH C



6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
TBPE FIRM NO. F-18129



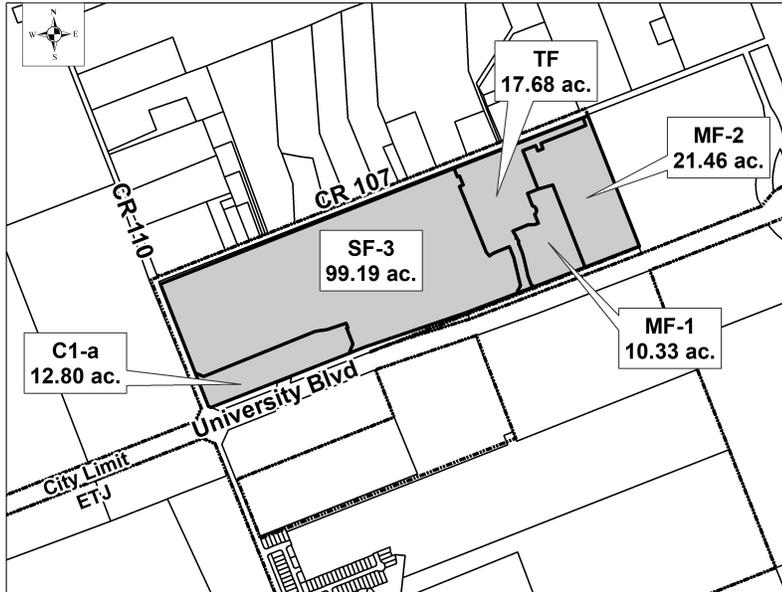
- PLAN LEGEND**
-  TRACT BOUNDARY
 -  ADJACENT PROPERTY BOUNDARY
 -  RIGHT-OF-WAY
 -  FACE OF CURB
 -  SUBDIVISION WALL
 -  PERIMETER VIEW FENCE

K CIVIL
 6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
 AUSTIN, TEXAS 78731 | TEL. (512) 759-7474
 TBPE FIRM NO. F-18129

ATLANTIC URBANA HOLDINGS, LLC
 345 E CONGRESS ST., #201
 TUSCON, AZ 85701

PERIMETER FENCING
 MEADOW LAKE
 ROUND ROCK, WILLIAMSON COUNTY,
 TEXAS
EXH D

**University Heights Rezoning
ZONING ZON2007-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the rezoning to SF-3 (Single-Family Mixed Lot); TF (Two Family); MF-2 (Multi-Family); MF-1 (Multi-Family/Low Density); and C1-a (General Commercial Limited)

ZONING AT TIME OF APPLICATION: SF-3 (Single-Family Mixed Lot); TF (Two Family); MF-2 (Multi-Family); MF-1 (Multi-Family/Low Density); and C1-a (General Commercial Limited)

DESCRIPTION: 161.46 acres out of the Henry Millard Survey, Abstract No. 452

CURRENT USE OF PROPERTY:vacant

GENERAL PLAN LAND USE DESIGNATION:residential and commercial

ADJACENT LAND USE:

- North: large lot single family - ETJ
- South: undeveloped commercial and developed light industrial - C-1a and ETJ
- East: vacant - ETJ
- West: vacant - ETJ

PROPOSED LAND USE: residential and commercial development

TOTAL ACREAGE: 161.46

Owner:
JSL North Investments,LLC
John S. Lloyd
6504 West Courtyard Dr.
Austin, TX 78730

Agent:
Randall Jones & Associates Engineering, Inc.
Israel Ramirez, P.E.
2900 Jazz St.
Round Rock, TX 78664

**University Heights Rezoning
ZONING ZON2007-002**

HISTORY: The property was zoned as SF-3 (Single-Family Mixed Lot); TF (Two Family); MF-2 (Multi-Family/Medium Density); MF-1 (Multi-Family/Low Density); and C1-a (General Commercial Limited) on March 6, 2019.

DATE OF REVIEW: August 5, 2020

LOCATION: Generally, west of SH 130 on the north side of University Blvd.

STAFF REVIEW AND ANALYSIS:

This minor adjustment to the approved zoning boundaries is necessary because of a required change to the layout of the subdivision, increasing the throat depth of a road which connects to University Boulevard. This roadway change caused the rearrangement of the lots, making them no longer in alignment with the approved zoning boundaries. The differences in acreage by zoning district are:

SF-3	96.16 acres to 99.19 acres	+3.03 acres
TF	22.03 acres to 17.68 acres	-4.35 acres
MF-2	19.97 acres to 21.45 acres	+1.48 acres
MF-1	10 acres to 10.33 acres	+0.33 acres
C-1A	13.30 acres to 12.80 acres	-0.50 acres

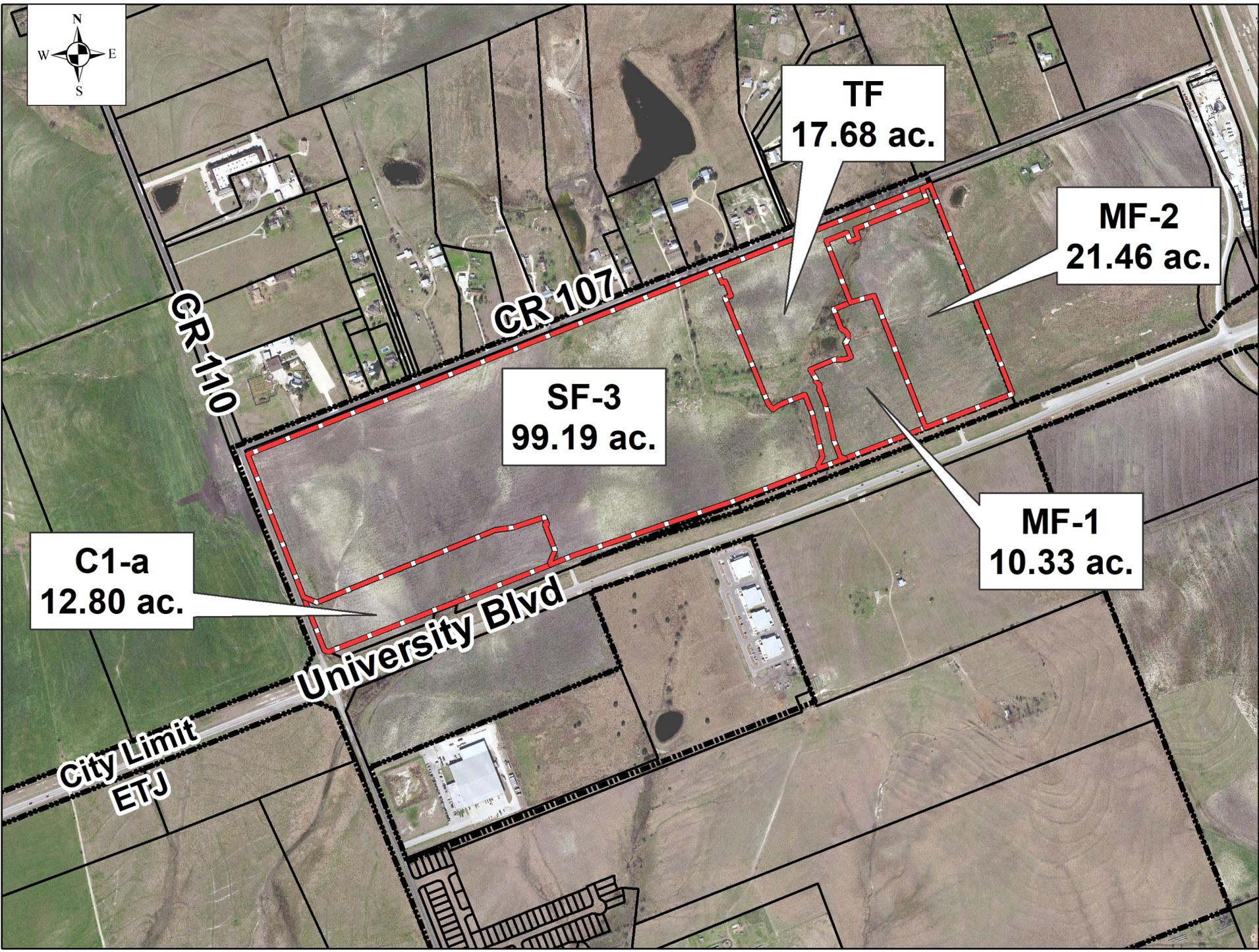
The changes are not significantly different than the previously approved boundaries and the new zoning boundaries are consistent with the revised subdivision boundaries.

The permitted uses for each zoning district are summarized:

- SF-3 (Single-Family Mixed Lot) - low density residential development on lots of various sizes
- TF (Two Family) – single family attached (duplex)
- MF-2 (Multi-Family/Medium Density) – Maximum of 20 units per acre
- MF-1 (Multi-Family/Low Density) – Maximum of 12 units per acre
- C1-a (General Commercial Limited) – Retail, restaurant, office, medical office, etc.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning.



TF
17.68 ac.

MF-2
21.46 ac.

SF-3
99.19 ac.

MF-1
10.33 ac.

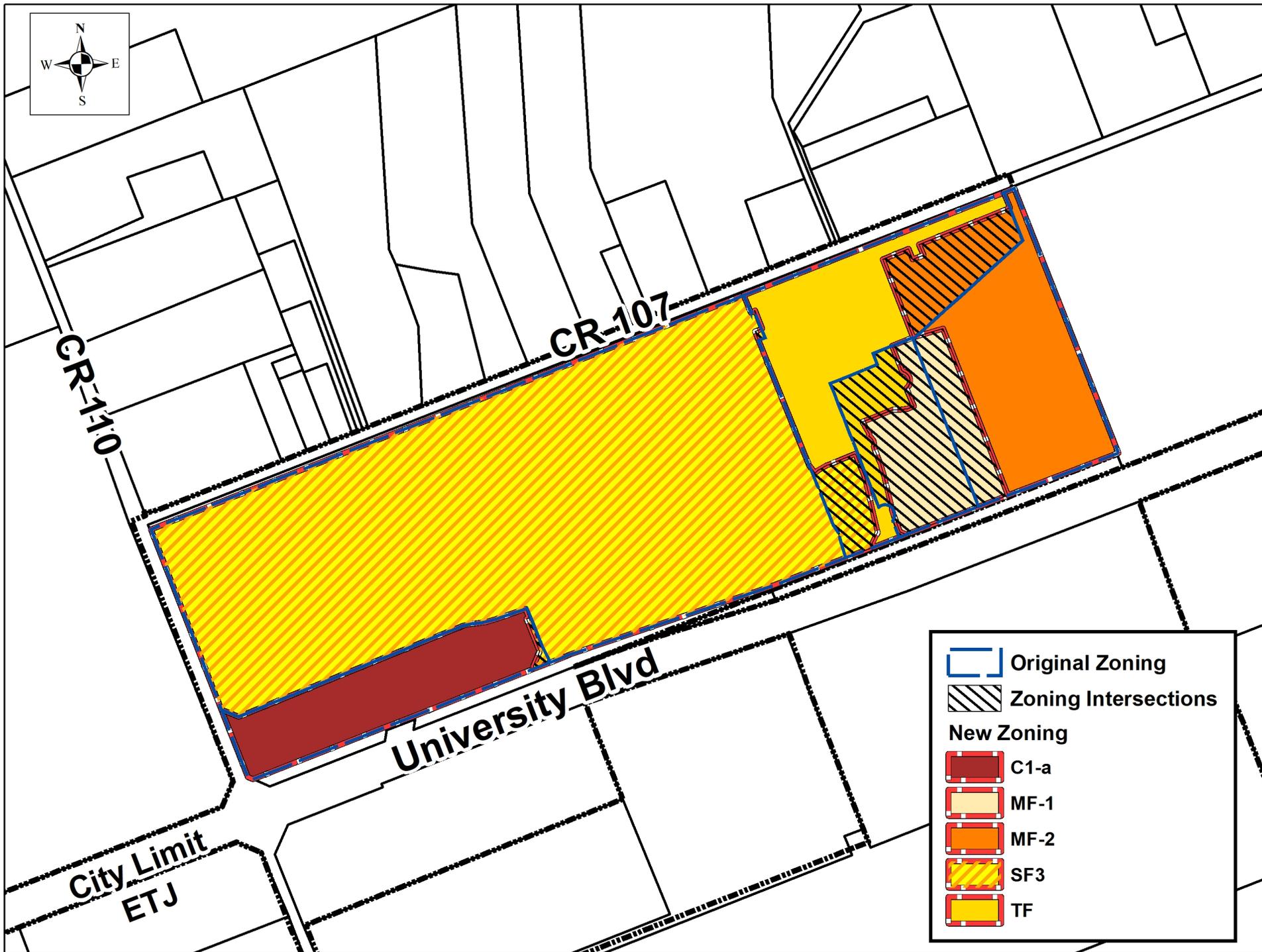
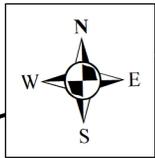
C1-a
12.80 ac.

CR 110

CR 107

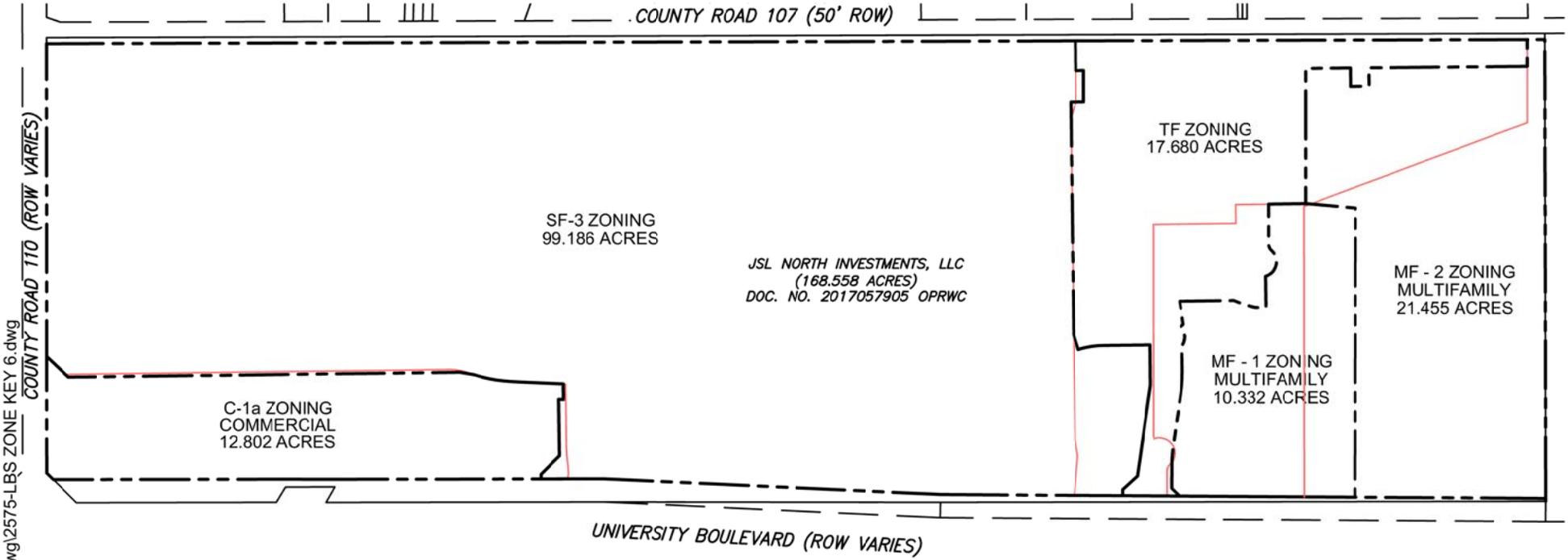
University Blvd

City Limit
ETJ



	Original Zoning
	Zoning Intersections
New Zoning	
	C1-a
	MF-1
	MF-2
	SF3
	TF

UNIVERSITY HEIGHTS TRACT ZONING KEY MAP



LEGEND

- ZONING APPLICATION
- PREVIOUS ZONING

DATE: JULY 9, 2020 SCALE: 1" = 500'

RJ SURVEYING & ASSOCIATES, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

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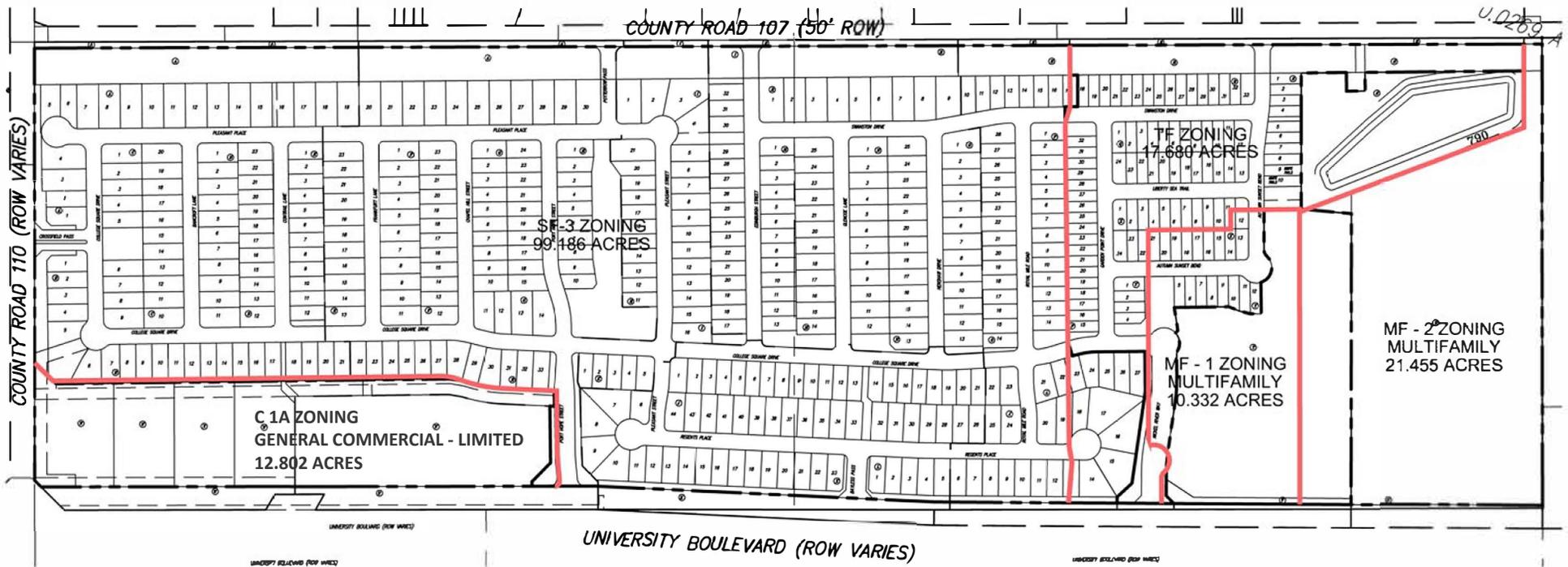
S:\CIVIL 3D 2501-2600\2575 SAULS EAST\dwg\2575-LBS ZONE KEY 6.dwg

COUNTY ROAD 110 (ROW VARIES)

COUNTY ROAD 107 (50' ROW)

UNIVERSITY BOULEVARD (ROW VARIES)

UNIVERSITY HEIGHTS TRACT ZONING KEY MAP



LEGEND

- ZONING APPLICATION
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